



Town of Danvers Danvers Affordable Housing Trust

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

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Minutes March 20, 2019

Danvers Affordable Housing Trust: Gardner Trask, John Alden, Stacey Bernson, Carla King, Tish Lentine

Staff: Susan Fletcher and Francine Butler

Minutes of February 20, 2019; March 7, 2019

A motion was made and seconded to accept the minutes of February 20, 2019. The motion passed by unanimous vote.

A motion was made and seconded to accept the minutes of March 7, 2019. The motion passed by a vote of 3 to 0. King and Trask abstained from the vote because they had not attended the meeting.

5 Laurine Road: Don Preston, Habitat for Humanity

Don Preston from Habitat for Humanity showed the Board the floor plan for the house being built at 5 Laurine Road. The house has been sheet-rocked and plastering should begin next week. The tile will be done the week after next once the plasterers finish the bathrooms. Preston said that at this point, the school will be back to complete the finish work. Kitchen cabinets will be installed in late April. The weekends of May 5th and May 11th is Women's Work. They will be doing the siding, back deck and possibly a shed. The goal is to have a family in the home in August.

Alden asked about containing the water on site. Preston said that the water is constant. They have a dry well set up with piping running to it. Alden asked how that would work with the final landscaping. Preston said the landscaping will be above the blocks.

Preston said that they will grade for the water to run off the property.

Alden asked if there were Town subsurface catch-basins in the street. Preston said no. He said it was a mess for everyone. The only catch-basin was at the end of Laurine.

Lentine asked how many pumps were in the basement. Preston responded there was one pump.

Alden asked if the pit would be lined. Preston said it would not be lined. It would be stone with a french drain running through it.

Alden said that he was concerned with the surface water running off the property. He wants to be sure the water is contained and controlled.

Preston said that the only catch-basin in the street is across from the creamery. He does not believe all the water is running off the property. He felt water was running off the neighbor's property as well. The property across the street is pumping into the street.

Alden said that he did not want this project creating a problem.

Preston said the water was coming off Route 128, onto the property and then to the road. They graded it so that the water would not come off Route 128. Water is going into the retention areas.

Alden confirmed that the retention areas would be capped.

Preston said that the project is moving along nicely.

Alden felt it was important to focus on the exterior appearance of the building as fast as possible to be as friendly to the neighbors. He is concerned with what problem the appearance of a pink foamed house would cause in the future. They do not want to go to Town Meeting to ask for a lot and have a neighbor say that they looked at a house under construction for a year. He felt the project should look good to the neighbors as fast as possible.

Preston said that they could have it sided by May 15th.

Preston said that they have a campaign going with the 20 financial institutions in Danvers. Everyone is supportive. They are juggling work days for these volunteers. He asked the Board if they had any money to spare. They would appreciate it. The funds would go towards kitchen cabinets and flooring.

Alden asked what the color of the siding would be. Preston said blue. He said that the homeowner has chosen a light gray color of paint through the interior of the house.

Preston left the meeting.

Fletcher confirmed that \$30,000 was used from HOME funds for this project.

Alden asked how he is doing keeping up with the paperwork to get these properties on the Subsidized Housing Inventory (SHI).

Fletcher said that the property located at 5 Laurine Drive has a title issue and is uninsurable. People usually do a title examination prior to a conveyance. Had a title been done, this issue would have been determined earlier. The whole parcel was referenced as being acquired through a tax taking when it was just this particular lot.

Fletcher said that she is working with Town Counsel. He is not familiar with this type of problem. They need to know what the process is going to be.

Fletcher spoke with Preston about this, and he wanted to stop construction. Due to the unique circumstance of Habitat being the mortgage holder, it can be rented for the same price as the mortgage.

Fletcher said that they are waiting for Town Counsel.

Trask said that this was not Preston's first rodeo. Every Habitat project has some pretty basic misses. The Board is always chasing him for basic things. He does not want to rush to give him more money.

Alden felt they can hold back until things are caught up to where they need to be.

Bernson said that Judy Field is their pro-bono attorney. They run into issues with Habitat in Peabody as well.

Trask does not want to give any additional funds until they get their properties on the SHI.

Trask asked whether they could get some of their missing paperwork together. Fletcher said that they did not have any invoices.

Trask felt the newspaper could look up their account.

Trask confirmed that the Coolidge Road property was off the table due to the preference of a Danvers resident.

Fletcher confirmed that the property is deed restricted.

Lentine confirmed that Habitat was going to hold the mortgage on Laurine Road.

Trask asked if Habitat holds the mortgage on the Mill Street property, could they get it on the SHI when the property transfers.

Bernson said that there is a deed restriction on Mill Street.

Trask felt this should be a back-burner agenda item. They need to clean up the Habitat properties at Laurine, Mill and Coolidge.

Trask asked if the drainage system would affect the handicap ramp going into the home. Alden felt that the drainage system was going to help the ramp look correct. He has a 30-foot ramp to make up. By building it up with the retention system, it will help.

Alden felt the basement that Preston puts in may be causing the water problem here. Alden felt a four-foot basement was adequate to allow for accessibility for mechanicals.

Vacancy on the Trust

Fletcher said the notification regarding the vacancy on the Trust will be released tomorrow.

Housing Production Plan: New Projects

Regarding 20 Wayside Drive, Fletcher said it was discovered from the assessor's office that the property was taken by the State in association with Route 128. She felt this property should be on the list in the

future. The state did not need this property for Route 128. Alden confirmed that the State holds this in their name. The property at 20 Wayside Drive did not fit the timeline for getting a property in time by the deadline of June 30th. Because of the lack of time, a title search would not be done for this property right now.

Fletcher said that the title for the property on Jalbert Lane is being completed. The taking by the Town in 1984 was not accurate. Fletcher said that Aaron Henry has talked to the Town Manager about the Town selling the property through an auction with stipulations. They could request a family at an 80% or 60% income level. There would not be many people that would be interested in this. They could submit the bid for the full amount with the HOME funds.

Alden confirmed that this could be handled through the Board of Selectmen.

Fletcher said that Henry said that Bartha would be okay. Trask added that the tenor was not about the process, it was about the price paid.

Fletcher felt that this would show that they heard what the Selectmen were looking for the last time.

Trask asked what the cost of an appraisal was.

Fletcher felt the property could be appraised with stipulations.

Trask felt they don't know what the appraised amount is for the property. The question is what is the market value for this property? He felt if they were going to go forward, they should have the property appraised.

Alden asked the reason for an appraisal at fair market value and an appraisal for what the property was worth with the restrictions they want to put on it.

Trask said that if the delta of the two values is a small amount, he felt it would be easier to sell. If the difference was \$150,000, that would be a different discussion.

Fletcher asked if the Board wanted to take a vote.

A motion was made and seconded to obtain an appraisal for the property on 3 Jalbert Lane on two factions up to the cost of \$1,000. The motion passed by unanimous vote.

Alden asked if Bartha knew that the Trust needs to be on the agenda with these deadlines.

Bernson asked how long an auction would take.

Fletcher said that she was not sure and said she would talk to Collins about the timeline.

Bernson felt they should be going at this at a 60% to &70% income level. Fletcher said she would like to use Habitat's model of 60%.

Fletcher asked about the restriction. Bernson felt that it would be a 30-year restriction with the SHI.

Alden asked if it would be possible to bring in the developer on Locust Street to ask if he would lower the percentage of units.

Fletcher said she forgot this from the last meeting and will see if he can come to the next meeting.

Bernson asked if they knew whether he was going to market the units as apartments or sell them.

This was not known.

Re-Use of HOME Funds

This was discussed earlier in the meeting.

Financial Report

Alden questioned the funds shown as income under Shastop. Fletcher explained it was the return of the rehab funds used for 10 Delaware.

A motion was made and seconded to accept the financials. The motion passed by unanimous vote.

Old Business

None

New Business

None

Next Meeting Date

The next meeting was scheduled to be held on April 17, 2019.

The meeting adjourned at 8:20 p.m.

Tish Lentine, Clerk